

016.0

0008

0008.0

Map

Block

Lot

1 of 1

CARD

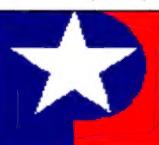
ARLINGTON

Total Card / Total Parcel

1,583,000 / 1,583,000

USE VALUE: 1,583,000 / 1,583,000

ASSESSED: 1,583,000 / 1,583,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
0	LOT	CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ARLINGTON LAND REALTY LLC	
Owner 2: c/o MUGAR ENTERPRISES INC	
Owner 3:	

Street 1: 222 BERKELEY ST. SUITE 1450

Street 2:

Twn/City: BOSTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02116 Type:

PREVIOUS OWNER

Owner 1: TING DAVID T/TRUSTEE -

Owner 2: ARLINGTON LAND REALTY TRUST -

Street 1: 222 BERKELEY ST. SUITE 1450

Twn/City: BOSTON

St/Prov: MA Cntry:

Postal: 02116

NARRATIVE DESCRIPTION

This Parcel contains 117,612 Sq. Ft. of land mainly classified as Pot-Dev Land

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	PUD	PL UNIT DE	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
391	Pot-Dev Land		43560		Sq. Ft.	Site		0	43.25	0.75	CG			Access	-25					1,412,978						1,413,000	
391	Pot-Dev Land		1.7		Acres	Excess	1.0	0	100,000.	1.00	CG									170,000						170,000	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description			User Acct
391		117612.000			1,583,000	1,583,000				11953
										GIS Ref
										GIS Ref
										Insp Date
										03/11/09

PREVIOUS ASSESSMENT

Parcel ID								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	391	FV		0	117,612.	1,558,500	1,558,500	1,558,500
2019	391	FV		0	117,612.	1,476,800	1,476,800	1,476,800
2018	391	FV		0	117,612.	1,313,500	1,313,500	1,313,500
2017	391	FV		0	117,612.	1,068,400	1,068,400	1,068,400
2016	391	FV		0	117,612.	1,068,400	1,068,400	1,068,400
2015	391	FV		0	117,612.	986,800	986,800	986,800
2014	391	FV		0	117,612.	986,800	986,800	986,800
2013	391	FV		0	117,612.	986,800	986,800	986,800

SALES INFORMATION

TAX DISTRICT									PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
TING DAVID T/TR	1479-27		9/16/2015	Intra-Corp		10	No	No	Filed both ways 66082:466		
Y & M TRUST-PAR	1363-145		12/30/2008	Intra-Corp		10	No	No	Filed both ways		
Y & M TRUST,	1160-25		8/14/1996	Intra-Corp		10	No	No	Filed both ways 26580:232		
MUGAR STEPHEN P	9710-345		11/8/1960	Convenience		10	No	No	Filed both ways, unable to read bk;pg for lan		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/11/2009		Vacant Lot							1/1/1919		197	PATRIOT
9/30/1999		Vacant Lot									267	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____

